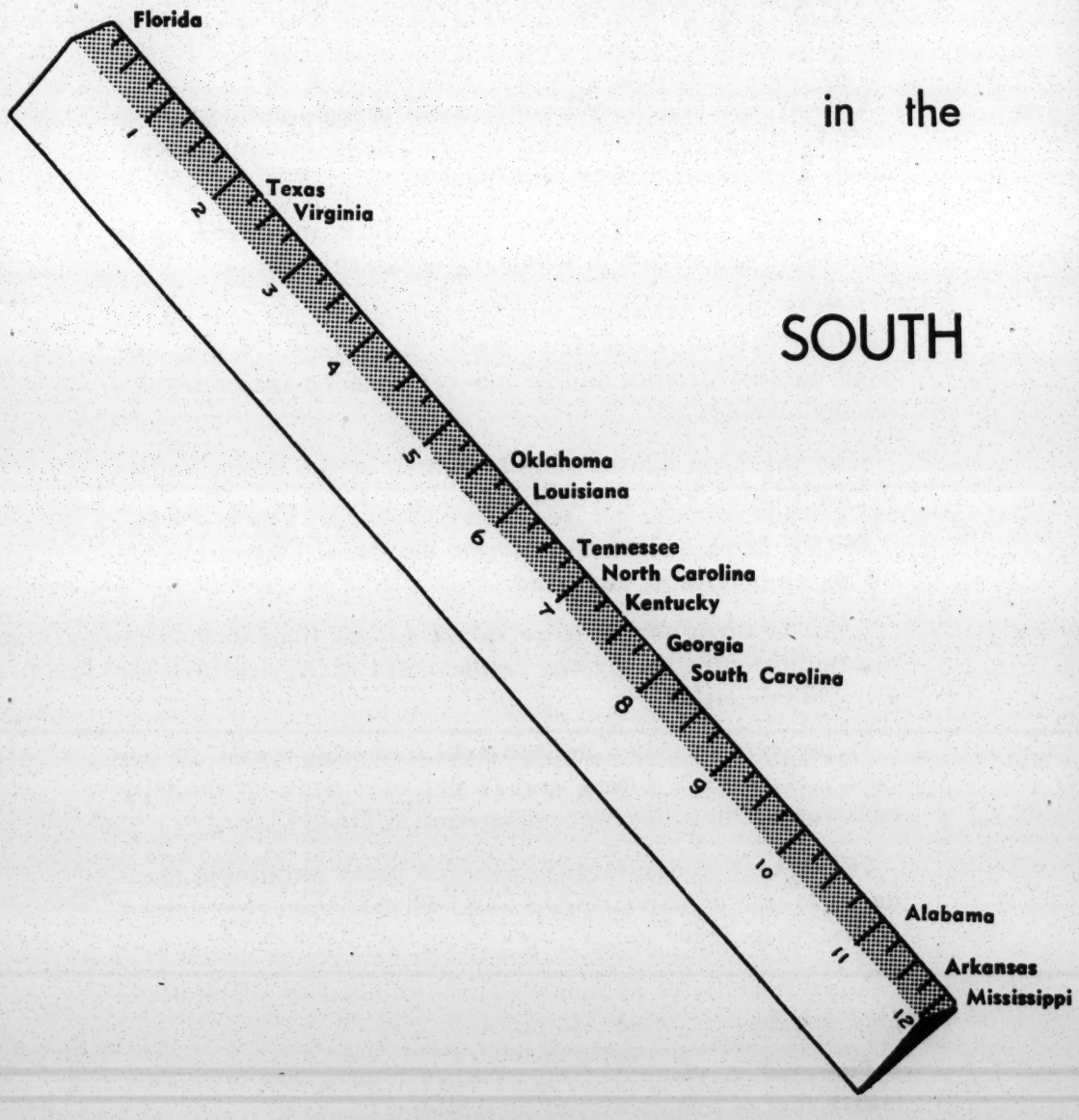
HOUSING

in the

SOUTH



APRIL, 1948
Vol. 3 No. 4

New South

FORMERLY THE SOUTHERN REGION

These Were the Facts About Southern Housing in 1940—

Out of ten and a half million Southern families, seven million lived in houses that did not meet minimum standards of comfort, safety, and health . . .

Not one of the thirteen Southern States measured up to the rest of the nation in adequacy of housing . . .

In Alabama, Arkansas, and Mississippi, 70 per cent of the families carried water from wells or springs, 74 per cent used outdoor privies, and 34 per cent needed major repairs on their homes . . .

Half the farm houses and one-fourth of the urban houses in the South were overcrowded.

560,000 farm houses and 150,000 non-farm houses had no toilets or privies of any kind . . .

2,000,000 farm houses were valued at less than $500 — the minimum figure set by the Department of Agriculture for a livable dwelling . . .

16 per cent of urban houses lacked running water, 23 per cent lacked flush toilets, and 17 per cent were so shabbily constructed that they were dangerous to live in . . .

76 per cent of non-farm houses fell below minimum standards in one or more respects and 56 per cent were valued at less than $1500 . . .

More than twice as many Negro-occupied as white-occupied houses fell below standard . . .

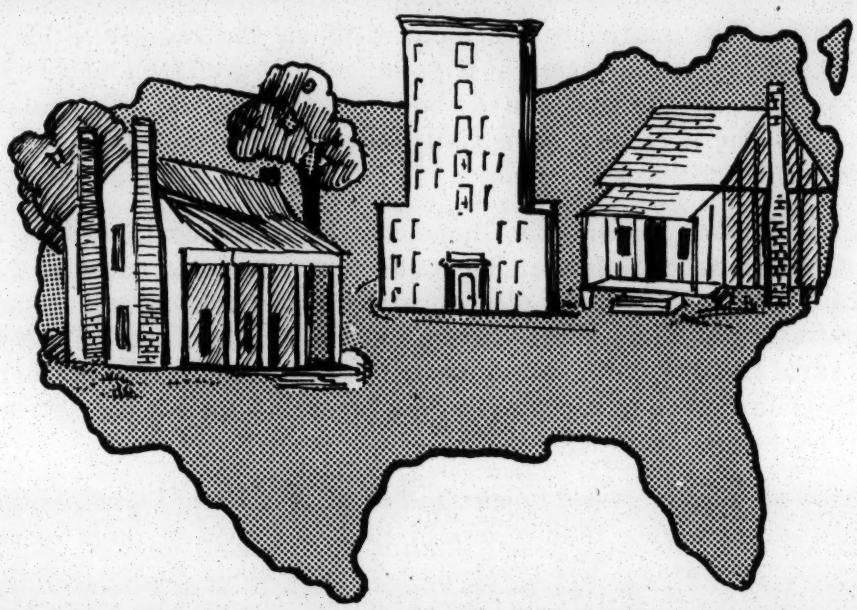
The median value of Negro-owned houses was only one-fourth that of houses owned by whites . . .

Published by

SOUTHERN REGIONAL COUNCIL

63 Auburn Avenue, N.E.

Atlanta, Georgia



Housing in the South

BEFORE World War II, ten and a half million families lived in the South. More than seven million of these families lived in houses that did not meet minimum standards of comfort, health, and safety. Every section of the United States had its share of poor housing, but the South's record was the worst. In the rest of the Nation, one out of every three houses fell short of minimum standards; in the South, two out of every three.

That was the situation in 1940, as shown by the Bureau of the Census reports for that year. More recent figures are limited to general samplings conducted by the Census in various parts of the country. Although the results of these samplings must be regarded as estimates rather than exact data, they give us useful indications of the changes that have occurred since 1940. For example, we learn from the 1947 reports that the average family today lives in a slightly better house than in 1940. But we also find that the improvement is relatively small and that the South's housing has not improved as rapidly as that in the rest of the Nation. In fact, the South lags farther behind today than it did in 1940.

By comparing the 1940 figures for the Southern States with each other and with the rest of the Nation—supplementing whenever possible with 1947 figures—we can get a pretty good idea of our region's housing today.

Housing has improved least since 1940 in the South's cities and towns. The mass movement of population from the farms to the cities during the war, the shortage of construction materials, high building costs—all these factors have contributed to overcrowding and the growth of city slums.

Rural housing, on the other hand, has improved considerably. For the first time in years farmers have had money to spend on repairs and improvements, and rural electrification has moved ahead rapidly. Encouraging as these gains are, we must again take note of the fact that rural housing in the South has not kept pace with that in the rest of the country; today it compares less favorably than it did seven, or even seventeen years ago.

Every state has its good houses and its shabby ones. Some Southern States ranked higher than others in 1940, but none of them reached the national average. The median, or typical, house in the Nation as a whole was worth $2,377; the typical Southern house was worth $1250. Florida, Texas, and Virginia were the Southern States with the largest percentage of adequate houses. Yet even in those three States as many as 22 per cent of the houses needed major repairs, 35 per cent had no running water, and 35 per cent had no electricity. Alabama, Mississippi, and Arkansas had the poorest housing in the United States. In those States, 70 per cent of the families carried water from wells or springs, 74 per cent used outdoor privies, and 34 per cent lived in houses which needed major repairs.

What are the standards for decent housing? In general, there are two yardsticks by which we can measure the adequacy of a house: (1) a checklist of essential features, and (2) the cash value.

SUB-STANDARD HOUSES IN SOUTHERN STATES: 1940

	% Needing Repairs	% Lacking Running Water	% Lacking Electricity	% Overcrowded
SOUTH	27	54	46	33
REST OF U. S.	14	19	11	15
Alabama	37	66	57	41
Arkansas	39	69	77	38
Florida	20	28	33	25
Georgia	28	60	53	36
Kentucky	29	53	48	33
Louisiana	24	53	51	35
Mississippi	34	75	73	41
North Carolina	31	52	46	36
Oklahoma	35	51	45	35
South Carolina	23	56	54	40
Tennessee	30	59	49	35
Texas	23	43	41	32
Virgina	23	49	39	27

According to the checklist we shall use, a house meets minimum standards if it has:

(1) a structure which is not in need of major repair work;

(2) an ample supply of safe water, piped into the house if it is in a town or city, or within 50 feet of the house on a farm:

(3) a flush toilet in a town or city, and on a farm an outside privy properly kept;

(4) electricity;

(5) as many rooms as people living in it.

Many other requirements might be listed, of course, but these five make up a broad general test of the adequacy of any house. All five of them are included in the minimum housing standards established by the Department of Agriculture and by the U. S. Housing Authority, and all five were used by the Bureau of the Census in its 1940 survey.

The cash value of houses — also based on Census figures — is an even more general measurement. It is extremely useful in comparisons, since it reflects not merely a few but all of the important features of a house. Especially in the lower price range, if one house is worth more than another it is because it is more livable.

How much are our houses worth? In what ways is our housing inadequate? Where do the worst and the best housing exist? Using our two yardsticks, let us see if we can answer these questions about housing in the South.

Farm Housing

EVERYWHERE in the country rural housing is well below the level of city housing. In 1940 only 4 per cent of the farm homes in the United States met minimum standards for city living. A house in the city was worth, on the average, more than twice as much as a farm house.[1]

What does this mean with respect to Southern housing? It explains, in part, why the South falls so far short of the national average. In 1940, 60 per cent of all Southern families lived on farms or in rural communities. One out of three houses in the South was a farm house, as against one out of seven in the rest of the Nation.[2] What is more, twice as many farm houses outside the South were structurally sound and had running water and inside toilets.

Let's apply our first yardstick, cash value, to the South's rural housing. We can see just how little the average Southern farm house is worth if we look at the analysis of Census data made by the Department of Agriculture. In that analysis, permanent farm homes were grouped into three classes: those which were acceptable as they

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[1]This comparison is not a wholly accurate reflection of differences in the quality of housing. The Census values for urban dwellings include the value of the land, whereas the Census values for farm dwellings do not.

[2]The Census figures include only those rural houses classified as "permanent farm homes." The figures do not take into account buildings that are used to house temporary, or seasonal, farm laborers. No attempt has been made to measure the living conditions of this group.

stood, valued at $1000 or more; those which needed considerable repairs or improvements, valued at $500 to $1000; and those which were so small or so dilapidated that they should be replaced entirely, valued at less than $500. We find that in 1940[3] the median value of a Southern farm house was about $443.

Using our second measure—the five factors essential to adequate housing — let's look at the chief shortcomings in farm housing.

In 1940 two out of five farm homes in the South needed major repairs to make them fit for safe and comfortable living. Their foundations were unsound, their walls were flimsy, or their roofs leaked. In 1941 over 80 per cent of the country's farmers made no repairs on their homes. The 20 per cent who did spent an average of only $11 for materials. Where per capita income was $250 or less, as was the case for a majority of Southern farmers, not quite two dollars per family was spent on house repairs. This continued a trend that began early in the 'thirties. Between 1930 and 1940 the value of farm homes decreased almost 20 per cent. As a result of the depression, many buildings were kept in use long after they should have been replaced. Only since the war has any appreciable amount of new construction taken place. Estimates for 1947 show that the average farm house has undergone considerable repairs and is probably in better condition than it has been at any time in the past twenty-five years. Between 1940 and 1947 the number of houses needing repairs was reduced by 40 per cent in the South and by 48 per cent in the rest of the Nation.

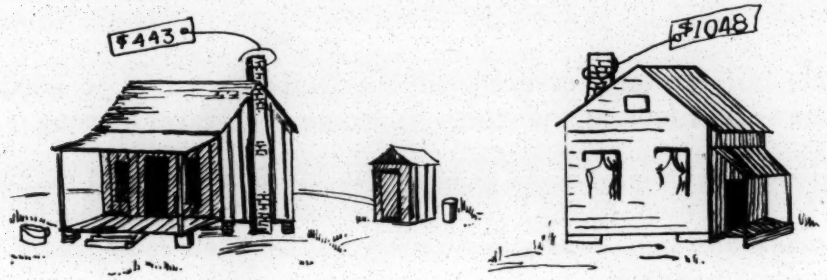
Although we usually associate overcrowding with city slums, the Census figures show that in 1940 there were more persons than rooms in almost half the farm homes in the region. Overcrowding on Southern farms was twice as great as on farms in the rest of the Nation. One in every six families lived under extremely crowded conditions —

[3]There are no figures on farm housing values more recent than 1940.

IMPROVEMENTS IN FARM HOUSING, 1940-1947

	Number in 1940	Number in 1947	Per Cent Improvement
Houses Lacking Inside Water Supply			
South	3,400,000	2,800,000	16
Rest of U. S.	2,600,000	1,500,000	43
Houses Lacking Inside Toilet Facilities			
South	3,600,000	3,010,000	16
Rest of U. S.	3,024,000	2,100,000	35
Houses Needing Major Repairs			
South	1,440,000	886,000	40
Rest of U. S.	1,030,000	549,000	48

MEDIAN VALUE OF FARM HOMES: 1940



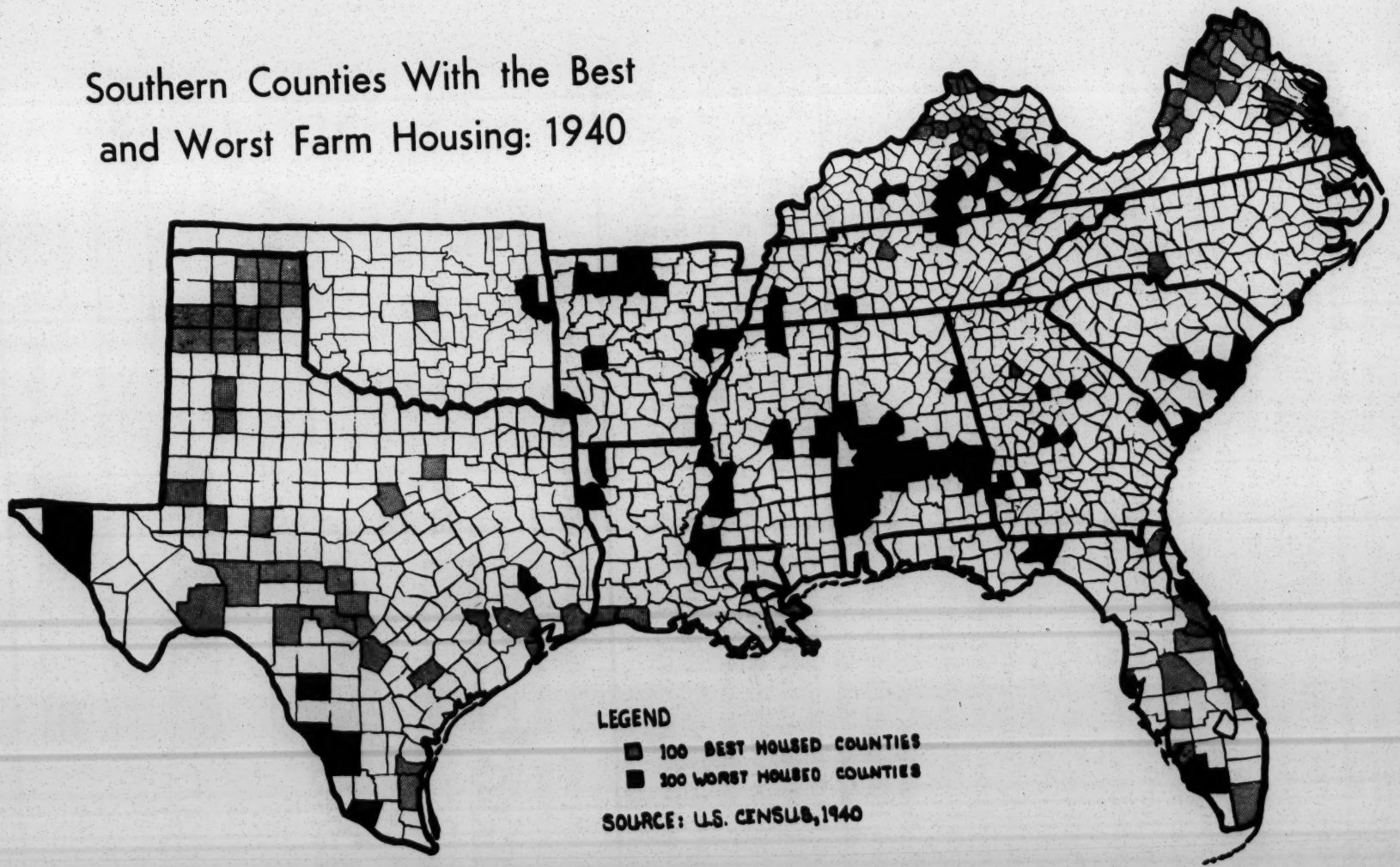
Virginia	$998
Texas	972
Florida	533
North Carolina	523
Oklahoma	497
Kentucky	456
Georgia	390
South Carolina	383
Louisiana	367
Arkansas	363
Alabama	349
Mississippi	285

more than 1.5 persons per room. In Mississippi, Arkansas, Alabama, and Georgia, this intense overcrowding was found in one farm house out of four.

The fact that many people left the farms during the war to enter the Services or to do war work eased this situation to some extent. A spot field study indicated that conditions improved about 25 per cent between 1940 and 1944. But since the end of the war, a considerable number of persons have returned to the farms and overcrowding is once more a serious problem.

In 1940 nine out of ten Southern farms depended on springs or open wells for their water supply. On one farm out of every four the well or spring was more than fifty feet from the house. There is no way of knowing exactly how many of these sources of water were contaminated, but we can get some idea from studies that have been made during the past few years. In a recent survey in selected counties of Georgia, Virginia, and Kentucky, the Department of Agriculture found 94 per cent of the wells they investigated either improperly covered or not covered at all. The North Carolina Department of Health in 1944 discovered a high percentage of pollution in a survey of water supply on farms throughout that State. In one county, for example, 96 per cent of the water tested contained harmful bacteria.

Southern Counties With the Best and Worst Farm Housing: 1940



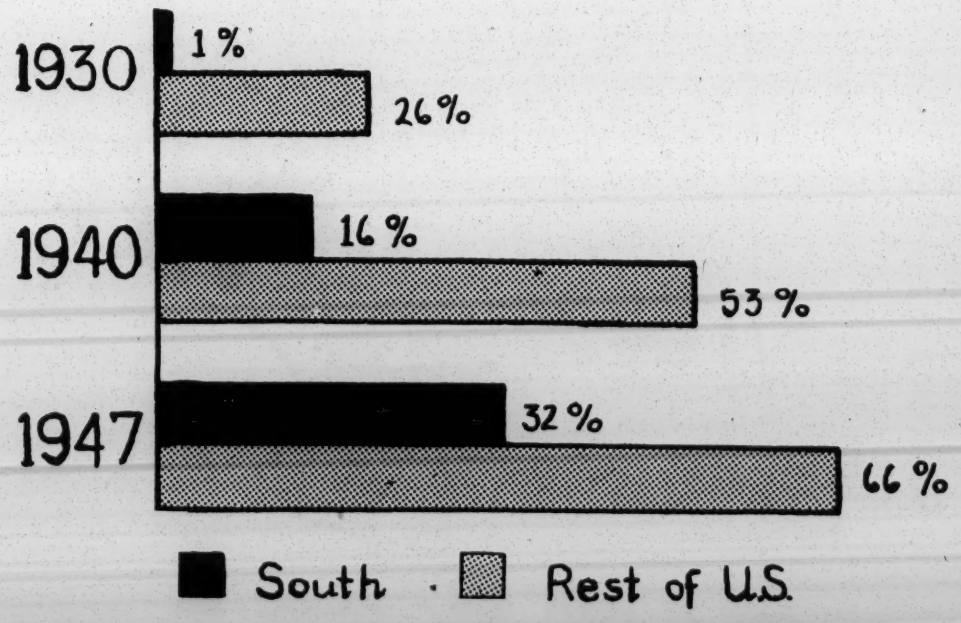
See Appendix, page 19, for names of counties indicated.

The 1940 Census found widespread lack of sanitation in sewage disposal. We have already seen that only 4 per cent of Southern farm houses had running water and flush toilets in 1940. Another 4 per cent, which did not have running water, had toilets emptying into septic tanks or cesspools. In some cases, the cesspools drained directly into open streams. 80 per cent of the farm houses in the South had outside privies, and 15 per cent, a total of about 583,000, were reported as having no toilet facilities at all. In Tennessee, South Carolina, North Carolina, Mississippi, and Alabama, 20 per cent of the farmhouses were without toilets or privies of any kind.

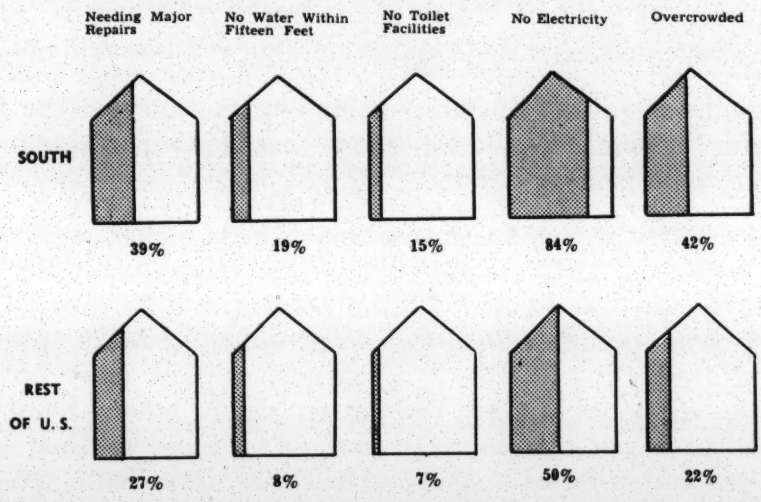
Between 1940 and 1947 an estimated one million farm dwellings in the South either had water piped into the house or had flush toilets installed. This represented an increase of 16 per cent over the seven year period. In other parts of the Nation, the increase in the number of houses with these facilities was about three times as great.

The number of farms having electricity increased four times between 1930 and 1940. Yet in 1940 only one Southern farmer out of every six had power lines connected to his house. Since that time, rural electrification has reached a great many Southern farms. Between 1940 and 1945 there was a gain of 100 per cent in the South in the number of rural houses served by power lines. In Arkansas the percentage increased from 8 per cent in 1940 to 21 per cent in 1945; in Louisiana, from 10 per cent to 24 per cent; and in Alabama, from 13 per cent to 29 per cent. It was estimated in 1947 that one-third of the

FARM ELECTRIFICATION: 1930 - 1947



FARM HOUSING CONDITIONS: 1940



farm families in the region now have electricity. This steady increase in electrification is the most encouraging aspect of Southern housing today.

Both of our yardsticks have been used to determine those counties in the region which have the best and worst farm housing. In 1940 there were one hundred Southern counties in which more than 40 per cent of the farm dwellings were in need of major repairs, 20 per cent or more had no water supply, 20 per cent were one and two room shacks, and 50 to 90 per cent were worth less than $300. Most of these counties were found in the deep South; Alabama, Arkansas, and Mississippi combined had forty out of these 100 lowest ranking counties. Other such poorly housed counties were found along the coast of South Carolina, in the Oklahoma Ozark region, and along the Southern border of Texas. A large portion of bad housing is also concentrated in the mountain regions of Kentucky and Tennessee.

There are few areas in the South where farm housing is generally good. Even the 100 best housed areas included counties in which 15 per cent of the houses had two rooms or less, 80 per cent had no inside water supply, 40 per cent needed major repairs, and 50 per cent were worth $900 — a hundred dollars less than the value considered minimum for adequate housing. The only areas where acceptable farm homes are found in any large numbers in the South are the Kentucky Bluegrass, the Shenandoah Valley of Virginia, and northern Texas. Scattered counties in the Florida fruit country and in the Texas oil areas also show a somewhat higher level of living conditions than the South as a whole.

In all the States some of the worst housed counties border some of the best housed. Those counties which are near large cities like Atlanta, San Antonio, Nashville, and New Orleans have a better housed farm population — as well as a much smaller one -- than more rural counties. Their location, near city markets and within reach of modern conveniences, raises living standards and the value of homes.

We shall not go into all the possible explanations for the South's poor farm housing, but one significant fact stands out: tenancy and bad housing go hand in hand.

In the country as a whole the median value of owner-occupied farm houses was about $2,800 in 1940, while the median value for tenant-occupied houses was $2,141.[4] In the South the difference was even greater; owner-occupied dwellings were valued at $1970 and tenant-occupied dwellings at $1150. The comparison was most striking of all in the rural South. For the entire region, tenant houses were worth about 54 per cent as much as those occupied by their owners. But on the cotton farms in those parts of the deep South where tenancy was highest, a difference of 500 per cent was not unusual. South Carolina, Georgia, Alabama, and Mississippi each had twice as many farm tenants as any other Southern State. On the cotton farms of those States, 75 per cent of the houses were occupied by tenants. It is here that the worst housing in the South was found.

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[4]Value of tenant-occupied houses was computed by multiplying the monthly rent by 120. This is the method used by most real estate boards and by the Public Housing Administration.

Non-Farm Housing

IN THE PAST fifteen years, the number of Southern families living in urban areas — defined by the Census as incorporated communities with a population of 2,500 or more — has increased sharply. In 1930 about 30 per cent of the South's dwellings were in urban areas; by 1940 40 per cent were in urban areas; and by 1947 the figure had jumped to 45 per cent.[5]

The South still has relatively few metropolitan areas, and most of these have kept something of the housing pattern of the rural community. Urban houses, even in large cities like Birmingham, Atlanta, New Orleans, and Memphis, are mostly single-family homes with one story, three or four rooms, and a backyard.

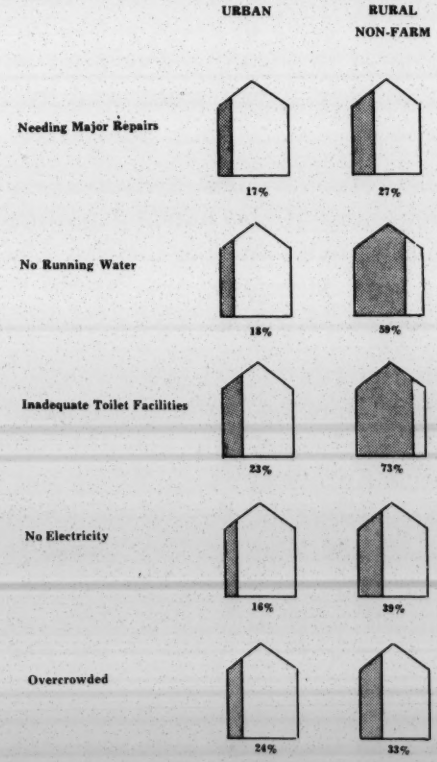
Let us see what our urban houses were worth before the war. In 1939 the United States Housing Authority studied residential values throughout the Nation. Taking into account differences in the cost of labor and land, the Authority set $1500 as the minimum value of an adequate urban dwelling in the South. According to our 1940 figures, 3,500,000 or 56 per cent, of the houses in cities, towns and villages of the region were worth less than $1500. The typical house was worth $1365 — over three times the value of a farm house, but only about half what a non-farm house in the rest of the Nation was worth in the same year.

[5]By "urban dwelling" is meant any separate living unit which may be occupied by a family.

The actual conditions of urban housing confirmed these low values. Houses in towns and cities are considered below standard if they do not have running water, indoor flush toilets, and electricity. In 1940 almost half the urban houses in the South fell short of these requirements. One out of every six dwellings had no running water, but depended on wells, pumps, or outside faucets for their water supply. 23 per cent had no flush toilets, 16 per cent had no electricity, and 17 per cent were so shabbily constructed that they were dangerous to live in. Estimates seven years later show little actual change in this picture. In 1947 one out of eight families in the urban South still had no running water; 23 per cent still had no inside toilets; and the number of houses in need of major repairs had decreased by only 1.5 per cent.

Before the war twice as great a proportion of urban dwellings in the South fell below standard as in the rest of the country. By 1947 the discrepancy was even greater Figures for urban housing in other parts of the Nation show a decrease of 45 per cent in the number of city dwellings needing major repairs; dwellings lacking toilet facilities have decreased 28 per cent; and the percentage of dwellings without electricity has been reduced to less than .5 per cent.

NON-FARM HOUSING CONDITIONS: 1940



IMPROVEMENTS IN URBAN HOUSING, 1940-1947

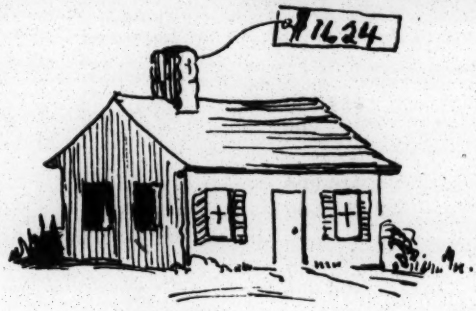
	Number in 1940	Number in 1947	Per Cent Improvement
Houses Lacking Inside Water Supply			
South	726,000	664,000	10
Rest of U. S.	681,000	427,000	22
Houses Lacking Inside Toilets			
South	1,739,000	1,540,000	11
Rest of U. S.	2,665,000	2,364,000	28
Houses Needing Major Repairs			
South	672,000	662,000	2
Rest of U. S.	1,625,000	996,000	28

There were more persons than rooms in one out of four urban dwellings in the South in 1940. Overcrowding was worst in those cities with a population of less than 25,000. But even in the largest Southern cities there was more overcrowding than in any other section of the country. In almost all the cities outside the South the proportion of overcrowded houses was less than 5 per cent; but in every Southern city the proportion was greater than 5 per cent, and in all but five cities it was 10 per cent or more. This situation has improved little since 1940. In the large metropolitan centers there has been a drop of from 1 to 3 per cent in the number of extremely congested dwellings. But the increase in one- and two-room living units in these same cities probably means that where overcrowding does exist it is more severe.

The degree of overcrowding varies generally with the degree to which a house is substandard. In 1940 only 3 per cent of the houses in good condition were overcrowded, whereas 41 per cent of the substandard houses had more occupants than rooms. Two out of three of these overcrowded living units rented for less than $15 per month, which was the minimum rental set by USHA for adequate city housing. A study of conditions in Atlanta in 1939 showed that practically none of the houses or dwelling units which rented for $40 or more was overcrowded. Here again, we find that rented houses are in worse condition and are lower in value than owner-occupied houses. Those States with the worst urban housing — Mississippi, Alabama, Arkansas, South Carolina, Georgia, Tennessee, and Louisiana — had uniformly high tenancy rates in their cities.

The largest cities usually have the best housing. It was found in 1940 that cities with a population of 50,000 or more had the smallest proportion of ill-housed residents. Florida, Virginia, and Texas, which have 43 per cent of the Southern cities this size, ranked well above the other Southern States in the quality of urban housing. Yet

MEDIAN VALUE OF NON-FARM HOMES: 1940



South

Rest of U. S.

Virginia	$1,905
Florida	1,741
Oklahoma	1,652
Texas	1,606
Kentucky	1,556
Tennessee	1,433
Louisiana	1,371
North Carolina	1,354
Georgia	1,305
South Carolina	1,234
Alabama	1,117
Arkansas	880
Mississippi	872

even in the large cities of those three States, one out of every twelve families lived in a substandard house.

About one-fourth of the houses in the South are neither on farms nor in incorporated communities and are classified by the Census as rural non-farm. Many of them are located in the suburbs of large cities, many in mill towns, and the rest in open country.

In view of this broad range in location, it is not surprising that rural non-farm housing shows a much wider gap between the worst and the best houses than does either farm or city housing. At one extreme, we find suburban dwellings that equal or surpass urban housing in adequacy. At the other extreme, we find non-farm homes in rural areas that are as poor as the poorest farm houses. The result, as might be expected, is that the average rural non-farm house in the South falls between rural and urban housing in value and general condition.

One out of every four rural non-farm houses was in need of major repairs in 1940, as compared to one in six urban houses and one in three farm houses; 39 per cent were without electricity, as compared to 16 per cent in cities and 84 per cent on farms; and overcrowding was present in 33 per cent — 9 per cent more than in urban areas and 9 per cent less than on farms.

Negro Housing

NEGROES as a group are our poorest housed citizens, both in the South and in the Nation as a whole. In the South, only one Negro family in ten has a home which meets minimum requirements. Over one-third live in homes which need extensive repairs and have no modern improvements whatever.

In 1940[6] the urban houses occupied by Negroes in the South were worth about a third as much as those occupied by white families. 86 per cent of Negro-occupied houses were valued at less than $1500, which the USHA established as the minimum value for an adequate urban house in that year. The lowest in value were those which Negroes had been able to buy. In every Southern State except Alabama and South Carolina, houses rented by Negroes were worth more than those owned by Negroes. And the median value of all Negro-owned homes was one-fourth that of houses owned by whites.

Similarly, houses rented by Negroes were worth about half as much as those rented by whites. A WPA study in 1939 concluded that practically no urban dwelling unit which rented for less than $10 a month came up to reasonable standards. 50 per cent of the Negro tenants in Southern cities paid a rent of less than $6.20, and in none of our thirteen States was the median rental more than $8.50. In three States — Arkansas, Mississippi, and South Carolina — half the non-

[6]The Bureau of the Census has released no comprehensive housing figures broken down by race since 1940.

farm Negro families paid less than $5 rent per month. This is not explained simply by the fact that Negroes in those States were unable to afford a higher rent. While this was undoubtedly true in many cases, the practice in Southern cities of limiting Negro dwellings to certain areas — usually those areas in which housing is poorest — often makes it impossible for Negroes to rent or buy good houses, regardless of their income.

The migration of Negroes to cities in the past fifteen years, and particularly since 1940, has made Negro urban housing, already overcrowded, even more inadequate. While the Negro population of most cities has increased greatly, studies in at least two Southern cities indicate that the sections in which they live have hardly expanded at all. Only in a few cities, such as Orlando and Miami, have new residential areas been made available. Even in 1940 the percentage of Negro families living under crowded conditions was twice as great as the percentage of white families. In 1946 it was found in Atlanta and Mobile that 20 per cent of the Negro population was living more than one person to a room, as compared to 6.5 per cent of the white population.

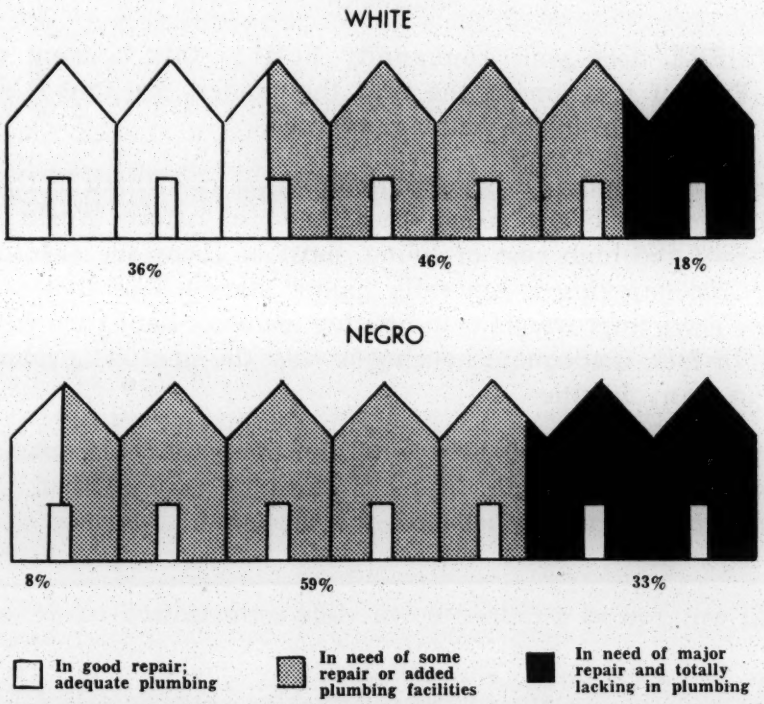
40 per cent of the South's Negroes live in rural areas. Most of them are found in the cotton belt, where, as we have already seen, the housing is the worst in the nation. Half the farmers and farm laborers in Misssisippi and South Carolina are Negroes, and a great deal of the most inadequate farm housing in those States is occupied by Negroes. On the other hand, in those areas where rural housing is more adequate, the proportion of Negro farm occupants is much smaller, largely because of different agricultural conditions. In Texas, Virginia, and Florida — the three Southern States with the best rural

VALUE OF URBAN HOUSES OCCUPIED BY WHITE AND NEGRO FAMILIES: 1940

(Based upon median monthly rent of tenant-occupied dwellings for each state.)

STATES (ranked by white rentals)	RENTAL VALUE	
	White	Negro
Florida	$1,800	$645
Virginia	1,689	849
Louisiana	1,605	639
Texas	1,530	739
Oklahoma	1,336	629
Tennessee	1,247	737
Kentucky	1,215	770
Mississippi	1,192	476
Georgia	1,177	540
North Carolina	1,100	710
Alabama	1,015	548
South Carolina	950	450
Arkansas	913	465

WHITE AND NEGRO HOUSING: 1940



housing — less than one farm occupant in four is a Negro.

We have seen that tenancy and poor housing are often found together. Two-thirds of the Negro farm-operators in the South rent their farms, and in Alabama, Arkansas, Georgia, Mississippi, and Louisiana about 85 per cent are tenants. In 1940 the median value of houses rented by Negro farm tenants was $339 for the entire South; in the cotton country the value was only $300 — or, in other words, three-fifths the worth of a house which came up to the Department of Agriculture's standard for a livable dwelling.

In the past fifteen years an increasing number of Negro farmers have bought their own homes. In Virginia, Oklahoma, and Kentucky over 40 per cent of the Negroes farming are owner-operators. This is a significant trend, but so far many of the farms which Negroes have been able to purchase have been on marginal lands and are worth less than those worked by tenants. The result of long-standing social and economic pressures has been that farm houses owned by Negroes are worth less, on the whole, than houses rented by them. For the whole South the median value for Negro-owned farm houses was $330 in 1940. In the chief cotton-producing States the value was $285.

A Time for Action

WHERE does your community fit into this housing picture? Even if it is among the best, the chances are that it does not measure up to the national average.

Most of the families in your community, as elsewhere in the South, are able to live better today than they did before World War II. In spite of the high cost of living, most of them are earning more money and enjoying a generally higher standard of living. But as we have seen, improvements in housing have not kept pace with other gains. In fact, inadequate housing is now the greatest problem confronting many families.

We are not concerned here with the many possible remedies for poor housing in the South. There is no single easy solution. But any action, to be effective, must have the support of informed and interested citizens.

What can you as a citizen do in your community?

First, learn the facts. Through your city officials and civic groups, you can survey your local housing needs in order to develop a sound basis for action. Next, find out what various remedies have been proposed, and decide which ones your community could best use. Finally, enlist the aid of your newspapers, your local officials, and civic-minded groups and individuals in the drive for better housing.

This is a job that can be done only through united community action. The longer we wait, the more difficult that job will become.

Appendix

THE 100 SOUTHERN COUNTIES WITH THE BEST FARM HOUSING

FLORIDA
- Brevard
- Dade
- Duval
- DeSoto
- Indian River
- Lee
- Orange
- Pinellas
- Polk
- St. Lucie
- Seminole
- Volusia

GEORGIA
- DeKalb

KENTUCKY
- Boone
- Bourbon
- Bracken
- Campbell
- Clark
- Fayette
- Franklin
- Jefferson
- Jessamine
- Kenton
- Mercer
- Oldham
- Shelby
- Woodford
- Scott

LOUISIANA
- Cameron
- Jefferson
- St. Bernard

NORTH CAROLINA
- Mecklenberg
- New Hanover

OKLAHOMA
- Oklahoma

TENNESSEE
- Davidson

TEXAS
- Andrews
- Armstrong
- Austin
- Bexar
- Carson
- Crockett
- Deaf Smith
- De Witt
- Edwards
- Erath
- Galveston
- Gillesipie
- Gray
- Hale
- Hansford
- Harris
- Hemphill
- Jefferson
- Kendall
- Kenedy
- Kerr
- Kleberg
- Lipscomb
- Lubbock
- Mason
- Menard
- Midland
- Moore
- Ochiltree
- Oldham
- Potter
- Randall
- Roberts
- Schleicher
- Sterling
- Tarrant
- Terrell

VIRGINIA
- Albemarle
- Allegheny
- Augusta
- Bath
- Botetourt
- Chesterfield
- Clarke
- Elizabeth City
- Fairfax
- Fauquier
- Frederick
- Giles
- Hanover
- Henrico
- Lancaster
- Loudon
- Madison
- Norfolk
- Page
- Prince William
- Princess Anne
- Roanoke
- Rockingham
- Shenandoah
- Stafford
- Warren
- Warwick
- York

THE 100 SOUTHERN COUNTIES WITH THE WORST FARM HOUSING

ALABAMA
- Autauga
- Barbour
- Bibb
- Bullock
- Choctaw
- Clarke
- Cleburne
- Dallas
- Greene
- Hale
- Lowndes
- Macon
- Marengo
- Montgomery
- Perry
- Pickens
- Russell
- Washington
- Wilcox

ARKANSAS
- Baxter
- Chicot
- Desha
- Lee
- Little River
- Madison
- Marion
- Monroe
- Montgomery
- Newton
- Searcy
- Stone

FLORIDA
- Collier
- Flagler

Jefferson
Leon

GEORGIA
Baker
Bleckley
Clay
Hancock
Houston
Jasper
Lee
Randolph
Screven

KENTUCKY
Adair
Breathitt
Butler
Casey
Clay
Clinton
Cumberland
Edmonson
Estill
Jackson
Knott
Lee
Leslie
Martin
Menifée
Perry
Pulaski
Rockcastle
Russell
Whitley
Wolfe

LOUISIANA
Bossier
East Carroll
De Soto
West Feliciana

MISSISSIPPI
Attala
Claiborne
Jefferson
Kemper
Leake
Marshall
Noxubee
Warren
Wilkinson

NORTH CAROLINA
Ashe

OKLAHOMA
Cherokee
Sequoyah

SOUTH CAROLINA
Beaufort
Berkeley
Calhoun
Charleston
Georgetown
Orangeburg

TENNESSEE
Clay
Fayette
Hancock
Haywood
Overton
Pickett
Unicoi
Wayne

TEXAS
Hudspeth
San Jacinto
Starr
Webb
Zavala

AVERAGE RANK OF THE SOUTHERN STATES IN HOUSING

The ranking of the thirteen Southern States shown on the cover was obtained by the following method: The States were first ranked in five categories — (1) percentage of houses in good repair; (2) percentage of houses with satisfactory water supply; (3) percentage of houses with adequate toilet facilities; (4) percentage of houses with electricity; and (5) percentage of houses free from overcrowding.

The five ranks thus arrived at for each State were totalled and divided by five to obtain the average rank: Florida, 1; Texas, 2.6; Virginia, 2.6; Oklahoma, 5.8; Louisiana, 6; Tennessee, 7; North Carolina, 7; Kentucky, 7.6; Georgia, 8; South Carolina, 8.2; Alabama, 11.2; Arkansas, 11.8; Mississippi, 11.8.

Detailed figures can be had in mimeographed form from the Southern Regional Council.

Housing in the South **was prepared by Helen Bridgman, research assistant for the Southern Regional Council.**